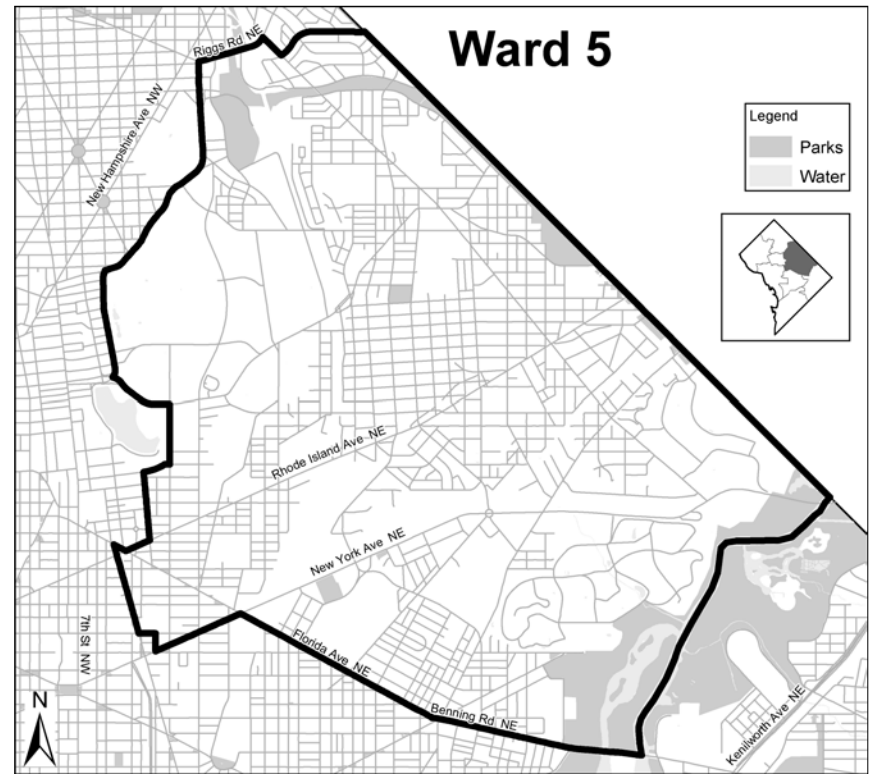
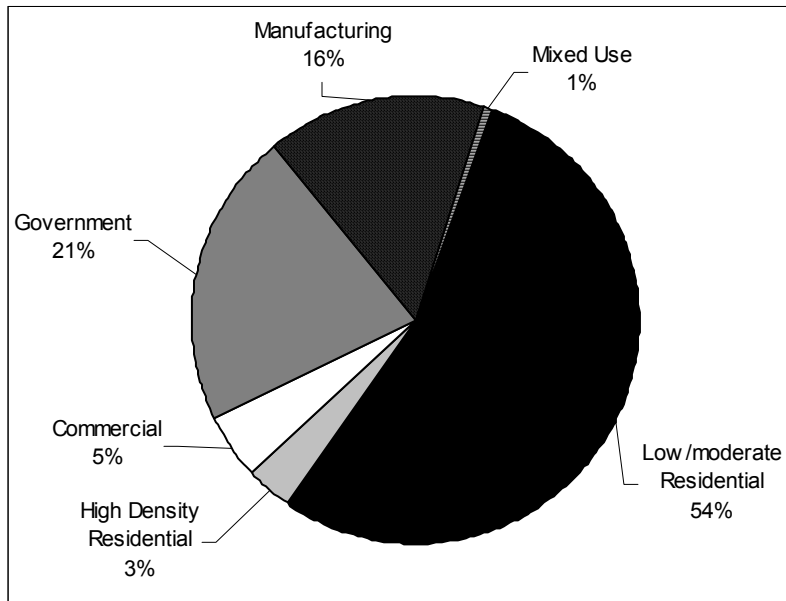


## Ward 5 Land Use Progress

Ward 5 is generally bounded by the Anacostia River on the east, Benning Road and Florida Avenue on the south, New Jersey Avenue, Park Place and Rock Creek Church Road on the west, Riggs Road and Kennedy Street on the north and Eastern Avenue on the northeast. Its size is 10.39 square miles. Ward 5 is home to approximately 72,500 people.



The predominant existing land use is low-moderate density residential (54%). Government is the second largest land use (21%). This includes the National Arboretum, Anacostia Park, and the Soldier's and Airmen's Home. Manufacturing is also a significant land use, occupying 16% of the ward. Most manufacturing uses are located along the New York Avenue Corridor and the CSX/Metrorail corridor, which extends through the western part of the ward.

Major progress has been made in developing retail uses in Ward 5, including the development of Rhode Island Place, additional retail and housing planned at the adjacent Rhode Island Metrorail Station, and a new retail center approved for Fort Lincoln. Major housing development is planned at the Fort Totten Metrorail Station and residential improvement programs are underway in other areas, including Ivy City/Trinidad/Carver Terrace. The Soldier's and Airmen's Home is seeking to develop their East Campus with new mixed-use development.

Ward 5 has a number of major institutions. Two of them, Catholic University and Gallaudet University, have been involved in the campus plan process to outline future improvements.

## Ward 5 Land Use Progress Information

Action	Objectives and/or Policies	Agencies Involved
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### Ward 5: Specialized Planning Areas

Specialized Planning Areas are areas that: 1) offer opportunities to accommodate new growth and development; 2) exhibit unique problems or characteristics and require case-specific planning actions; or 3) are major institutions or that require detailed action plans. Four types of planning areas (Development Opportunity Areas, Housing Opportunity Areas, Special Treatment Areas and Master Plan Areas-Universities and Institutions) are described in the Land Use Element and are shown on *Map 2: District of Columbia Generalized Land Use Policies Map*.

#### ***Development Opportunity Areas (DOAs)***

**DOAs** are areas that offer opportunities to accommodate new growth and development. These areas may be designated for housing, commercial development, employment, or a mixture of uses. Three examples of what are usually defined as DOAs are: areas at or near selected Metrorail stations areas (referred to as DOA-MS), areas where there is a significant amount of vacant or poorly used land, and potential surplus property. Ward 5 has six *Development Opportunity Areas*. Three of these are at Metrorail stations (Rhode Island Avenue, Brookland and Fort Totten). The other three are the New York Avenue Corridor, Fort Lincoln, and Hechinger Mall. Hechinger Mall is described in the Ward 6 section of this report because it was included in the recent H Street NE Area Plan (in Ward 6). The northern quarter of the Northeast No. 1/Eckington Yards Development Opportunity Area is likewise in Ward 5 but discussed in Ward 6, since most of the DOA is in that Ward.

#### **Rhode Island Avenue Metrorail (DOA-MS # 9)**

The major land use progress in the Rhode Island Avenue Metrorail MS-DOA has been the development of the Rhode Island Place Shopping Center and, more recently, proposals for mixed-use development on the WMATA property at the Metro Station.

The following progress has been made on Rhode Island Place Center, which until recently was being used as an open storage area for District agencies:

Action	Objectives And/or Policies	Agencies Involved
<ul style="list-style-type: none"> <li>• In response to a proposal from Graimark/Walker Co., this property became the core of a 22-acre development site for a “Big Box” or “Power” Retail Center. The project consists of three large single-story buildings totaling approximately 226,000 square feet, along with ancillary parking areas. <ul style="list-style-type: none"> <li>- An estimated 800 jobs have been generated by this project. More than \$5 million in annual sales and property tax revenue are projected.</li> <li>- Land assembly required District agencies to relocate stored property and material (including impounded cars and a salt dome). It also required land exchanges between the Washington Metropolitan Transit Authority (WMATA), US Post Office (USPS) and the District.</li> <li>- The Zoning Commission approved the rezoning of part of the former cemetery tract, and assigned zoning designations to previously unzoned Federal (USPS) lands to permit commercial development on this property.</li> <li>- WMATA worked with the District to modify the Metro station driveway from Rhode Island Avenue so that it accommodates shopping center customers.</li> <li>- Construction started in 2001 for two of the three tenant-owners. A Home Depot store was opened for business in June 2002. A Giant Food Store opened in October 2002.</li> </ul> </li> </ul>		
<p>The following progress has been made on the Rhode Island Metrorail Station Site:</p>	1108.1(c), 1108.1(j), 1115.1(a-b), 1115.1(h)	OP, DDOT, DHCD, ZC, WMATA
<ul style="list-style-type: none"> <li>• The property includes a 342-space parking lot owned by WMATA. WMATA issued a request for proposals in 2000 for mixed-use redevelopment of the parking area. After reviewing responses to the solicitation, WMATA agreed to joint venture with Mid-City Urban LLC, A&amp;R Development Corporation and Graimark/Walker Co. (developer of the adjacent Rhode Island Place Center).</li> <li>• The current development concept calls for three buildings along a central “main street”, with approximately 75,000 square feet of first floor retail space, 274 residential units (loft and traditional) on the upper three floors, and a two-story parking garage next to the Metrorail station.</li> </ul>		
<p>These actions have advanced Land Use Element policies of developing new neighborhood commercial centers, promoting mixed use development at Metrorail stations, and encouraging joint public-private development ventures.</p>		
<p><i>Future activities in this area will include the completion of Rhode Island Place Center. Construction of the third store at this center has been delayed due to Kmart Corporation’s financial difficulties. Future activities will also include design refinement and zoning action for the Metrorail Station Site. Development on this site may proceed during the next four years.</i></p>		
<p><b>Brookland-CUA Metrorail Station Area (DOA-MS # 20)</b></p> <p>Land use and development discussions in the FY 99-02 period have focused on the 4.5-acre WMATA property adjacent to and east of the Metrorail station. The WMATA property is bounded by Michigan Avenue on the north, 10<sup>th</sup> Street NE on the east, Monroe Street NE on the south and the Metrorail and CSX tracks on the west.</p>	1108.1 (j) 1115.1 (a) 1115.1 (h) 1136.1 (b)	OP, WMATA

Action	Objectives And/or Policies	Agencies Involved
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The following actions have occurred since 1999:

- WMATA has pursued development of the property and has engaged the community in discussions of possible land use options.
- Agreement has not been reached on the design and intensity of proposed development. Brookland residents stated that additional input is needed in the planning and design process and have expressed concern about proposed residential densities.
- The Historic Preservation Division of the Office of Planning completed an historic resources survey for the Brookland neighborhood in September 2001. This work may lead to nomination of part of the area as a historic district if there is community support.

The above activities have supported Land Use Element policies of promoting development around Metrorail stations and developing detailed station area plans and joint development programs in coordination with WMATA.

*The Office of Planning anticipates preparing an Area Plan for the Brookland-CUA Metrorail Station Area in FY 04. The Plan would focus on the WMATA property but would also extend several blocks into the adjacent Brookland neighborhood, including the nearby 12<sup>th</sup> Street NE retail corridor.*

#### **Fort Totten Metrorail Station Area (DOA-MS # 8, HOA #6, STA # 3)**

This DOA includes the WMATA joint development site of 5.6 acres adjacent to the Fort Totten Metro Station. It also includes an adjacent 9-acre site and another WMATA joint development parcel of 4+ acres on the west side of the station. The three sites are regarded as a major transit-oriented development opportunity.

Progress since 1999 includes:

- The Office of Planning has been working with a developer through the large tract review process to encourage transit-oriented design.
- A major mixed use project with 320-360 dwelling units and 4,000 to 7,000 square feet of retail space is taking shape on the 5.6-acre parcel.
- Within the Fort Totten STA, a site at 219 Riggs Rd NE has been developed by Food & Friends as their new headquarters and main kitchen facilities. Site acquisition was completed in February 2002, with \$990,000 provided by DCHA.

The above activities have advanced Land Use Element policies to promote joint public-private development around Metrorail stations, to conduct detailed station area plans, and to develop new retail and housing opportunities. These activities are also consistent with the specific Comp Plan policies articulated for the Fort Totten Special Treatment Area (1122.2).

*The first of the Fort Totten mixed use projects are expected to move into construction in the FY 03-06 period. Although only 320-360 housing units are envisioned at this time, future activities could result in a total of up to 1,000 units of new housing in this vicinity. Continued planning activities will be needed as proposed projects move forward.*

1108.1 (j)  
1115.1 (a)  
1115.1 (h)  
1122.2 (a-g)  
1136.1 (b)

OP, DHCA,  
WMATA

1108.1 (j)  
1115.1 (a)  
1115.1 (h)  
1122.2 (a-g)  
1136.1 (b)

OP,  
WMATA

Action	Objectives And/or Policies	Agencies Involved
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#### **New York Avenue Corridor (DOA #10)**

The New York Avenue Corridor extends from 7<sup>th</sup> Street NW to the District/Maryland line, a distance of over 4.5 miles. Since the western parts of this corridor are included in other study areas (e.g., Mt. Vernon Triangle, North Capitol Corridor, etc.), progress assessments of DOA #10 should focus on the area between Florida Avenue and the District line.

The following progress has been made in this area:

- Land Use-Transportation Study. DDOT, OP and a coordinating committee of other District government agencies have begun a land use-transportation study of the entire New York Avenue Corridor. The study began in Mid-2000 and will be completed in 2003.
- Street Reconstruction. DDOT completed a major reconstruction and capacity expansion of New York Avenue between the Maryland line and Bladensburg Road.
- Montana Terrace Streetscape. Adjacent to this corridor, Community Building Group, LP received \$300,000 for the installation of streetscape improvements along Montana Avenue from New York Avenue to Bryant Street. This project was completed in May 2002.

1111.1 (a) OP, DDOT

The above actions support Land Use Element policies of sustaining areas for viable industrial and employment uses within the District (New York Avenue is one of the major industrial corridors in the District).

*A large amount of underutilized land remains along this corridor. During the coming years, continued efforts may be needed to upgrade New York Avenue as an important City gateway and to enhance development opportunities on parcels along the corridor.*

#### **Fort Lincoln (DOA #13, HOA #28)**

The Fort Lincoln New Town site is bordered by Bladensburg Road on the northwest, South Dakota Avenue on the southwest, the National Arboretum on the south, and Prince Georges County (Ft. Lincoln Cemetery) on the east. The site includes light industrial, retail, residential, and open space areas.

Progress over the last 4 years includes:

- Premium Distributors Bottling Plant (PUD 99-05C). A 45,000 square foot beverage distribution plant owned by Premium Distributors was completed in 2001.
- Fort Lincoln Shopping Center (ZC Application #02-33). This project was approved by the Zoning Commission on February 24, 2003. It includes a 375,000 square foot regional shopping center. Construction is anticipated to begin in late 2003.

1108.1 (g)  
1111.1 (e) OP, OZ,  
ZC

These projects support Land Use Element policies to create new commercial centers, and to strengthen the economy and job base of the District.

Action	Objectives And/or Policies	Agencies Involved
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*Additional development is possible at Fort Lincoln during the coming years. Most of the remaining vacant land is zoned for residential uses.*

### ***Housing Opportunity Areas (HOAs)***

**HOAs** are areas where the District expects and encourages significant amounts of new or rehabilitated housing. Although HOAs are not the only areas where new housing units will become available, they represent some of the largest concentrations in the city.

Ward 5 has two *Housing Opportunity Areas* (Fort Totten and Fort Lincoln). Since both of these areas are also Development Opportunity Areas, they are described in the previous section of this table.

### ***Special Treatment Areas (STAs)***

**STAs** are areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions. STAs may be defined by functional criteria, such as the need for well-targeted and coordinated planning program initiatives to achieve common objectives.

Ward 5 has one *Special Treatment Area* (Fort Totten) and includes part of another (Northeast No. 1/Eckington Yards). Fort Totten is described in the Development Opportunity Areas section above. As previously noted, the Northeast No. 1/Eckington Yards area is primarily in Ward 6 and is described in that section of this report.

### ***Special Treatment Areas (STAs)***

**STAs** are areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions. STAs may be defined by functional criteria, such as the need for well-targeted and coordinated planning program initiatives to achieve common objectives.

Ward 5 has one *Special Treatment Area* (Fort Totten) and includes part of another (Northeast No. 1/Eckington Yards). Fort Totten is described in the Development Opportunity Areas section above. As previously noted, the Northeast No. 1/Eckington Yards area is primarily in Ward 6 and is described in that section of this report.

### ***Master Plan Areas (Universities and Institutions) (MPAs)***

**MPAs** are areas occupied by colleges, universities, and other institutional users of large tracts. Ward 5 has four Master Plan Areas (Gallaudet University, Trinity College, Catholic University of America and the Howard University-East Campus). All four of these

Action	Objectives And/or Policies	Agencies Involved
universities have campus plans (CP). Ward 5 has several other large institutional uses, including the Washington Hospital Center and Providence Hospital. The U.S. Soldiers and Airmen's Home, which is federal property, is another major institutional area within the Ward.		
<b>Gallaudet University (MPA-CP)</b>		
<p>The 99-acre Gallaudet University campus is bounded generally by Florida Avenue on the south, 6<sup>th</sup> Street on the west, Mount Olivet Road and Corcoran Street on the north, and West Virginia Avenue NE on the east. The most significant project to be completed since 1999 is the expansion of the University field house.</p> <p><i>In January 2003, the University filed an updated campus plan covering the period through 2012. The plan is scheduled for a Zoning Commission hearing in April 2003. The proposed campus plan calls for improvement of the campus green and replacement of several dormitories. Some of that work is likely to take place in the FY 03-06 period. OP will work closely with Gallaudet University as it implements its plan.</i></p>	1100.5(a), 1115.1(j), 1119.1(a)(f)	OP, OZ, BZA, ZC, DDOT, DCRA
<b>Trinity College (MPA-CP)</b>		
<p>The 27-acre Trinity College campus is located along Michigan Avenue NE at the intersection of Franklin Street. Recent progress at this institution since 1999 is reported below:</p> <ul style="list-style-type: none"> <li>• In 2002, the College completed a new athletic facility that provides a gymnasium, indoor swimming pool and other fitness facilities.</li> <li>• Upgrades and improvements to outdoor recreation spaces including tennis courts and soccer fields also have been completed.</li> </ul> <p>These activities have advanced the Land Use Element objectives of promoting the continued contributions of private institutions toward the District's cultural and economic vitality.</p> <p><i>Trinity 's current campus plan will expire in 2006. Work on updating the plan is likely to begin later in the FY 03-06 period.</i></p>	1100.5(a), 1115.1(j), 1119.1(a)(f)	OP, OZ, BZA, ZC, DDOT, DCRA
<b>Catholic University of America (MPA-CP)</b>		
<p>The 144-acre Catholic University of America campus is located along Michigan Avenue NE generally between John McCormack Road and Harewood Road.</p> <p>Recent progress at this institution is reported below:</p> <ul style="list-style-type: none"> <li>• In 2000, the University obtained approval from the BZA to construct 174 new dormitory beds in two new buildings. Both buildings are now complete.</li> </ul>	1100.5 (a) 1115.1 (j) 1119.1 (a)(f)	OP, OZ, BZA, ZC, DDOT, DCRA



Action	Objectives And/or Policies	Agencies Involved
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- In 2001, the University received approval to build a new student center. The center has been completed.
- In 2002, the University submitted a new campus plan through 2013. The Zoning Commission held hearings on this plan in January 2003. A decision on the plan is expected in Spring 2003.

The above activities have advanced the Land Use Element objectives of promoting the continued contributions of private institutions toward the District's cultural and economic vitality, and of preparing master plans for colleges and universities.

*Improvements to campus circulation and access will probably be undertaken in the FY 03-06 period.*

#### Howard University-East Campus (MPA-CP)

The Howard University East Campus comprises 26 acres, located on the east side of 14<sup>th</sup> Street NE between Taylor Street and Randolph Street. The campus includes the School of Divinity and the School of Continuing Education. There has been no recent activity on this site. *No developments are currently planned for FY 03-06.*

1119.1 (a)(f)

#### Washington Hospital Center

The Medstar/Washington Hospital Center is part of a large complex of medical facilities, including National Children's Medical Center, the National Rehabilitation Hospital and the Veterans Administration Hospital. These facilities are grouped in the area bounded by Irving Street on the north, Michigan Avenue NW on the west and south and North Capitol Street on the east.

Recent progress is documented below:

- OP developed a detailed report on a proposed hospital expansion.
- After extensive hearings, the Zoning Commission approved a Planned Unit Development (PUD) in January 2003 that will allow the Hospital Center to double in size on the existing site over the next 15-20 years.
- The PUD approval was conditioned on a requirement to make necessary roadway improvements.

1115.1 (g)

OP, OZ,  
ZC

These activities support Land Use Element policies to promote the continued contributions of private institutions, and ensure that such institutions mitigate their impacts on public facilities (such as roads). *Expansion of the hospital pursuant to the approved plans is expected to take place during FY 03-06. The Hospital Center will be upgrading its emergency facilities.*

Action	Objectives And/or Policies	Agencies Involved
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### **Soldier's and Airmen's Home East Campus**

The Soldier's and Airmen's Home has been pursuing the development of the lesser-used portions of its campus in order to maintain its services to former members of the armed forces. The 49-acre East Campus, split off from the main campus by North Capitol Street, is generally bounded by North Capitol on the west, Irving Street on the south, Harewood Road on the east and Scale Gate Road on the north.

The following recent progress has been made:

- The Soldier's Home Selection Committee completed its review of its two proposals for redevelopment of the East Campus. Stout & Teague + Pulte Homes was selected, offering approximately \$33 million for site purchase. A public announcement of this selection was made in Fall 2002.
- The S&T proposal is a mixed-use project including residential, commercial and open space uses has been proposed. Although the development is consistent with Comprehensive Plan policies, further refinement of the site plan is needed.

1115.1 (h-i) OP, DDOT

The above activities have furthered Land Use Element policies of converting surplus public land to more productive uses, and encouraging joint public-private development.

*Catholic University still has an option to purchase the site, and future actions will depend on their decision in this regard. If CUA chooses not to purchase the site, S&T will begin working with the District to resolve zoning, transportation, environmental, and other issues. Community outreach about the site will begin once resolution of the CUA option is reached. The S&T conceptual development program will likely become a starting point for discussion with community stakeholders.*

### **Providence Hospital**

Chartered by President Lincoln in 1861, Providence Hospital is the oldest continuously operating hospital in the Nation's Capital. The hospital is part of a larger complex of industrial buildings and is bounded by Buchanan Street on the north, 12<sup>th</sup> Street on the east, Varnum Street on the south, and 7<sup>th</sup> Street NE on the west. The facility includes 382 medical beds and 240 nursing and rehabilitation beds.

Recent developments include:

1115.1 (j) OP, DCRA

- Louis J. Goffredi Operating Suites
- Healing Garden
- Construction of a multiple-story parking garage with a covered walkway from the garage to the hospital.

Action	Objectives And/or Policies	Agencies Involved
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These projects are consistent with the Land Use Element objectives of promoting the continued contributions of institutions to the District's economic vitality.

## Ward 5: Other Significant Land Use Progress

This section describes land use progress for portions of the ward that are outside of the Specialized Planning Areas. Depending on the ward, this could include waterfront planning, area plans, public facility development such as schools, park and recreation facilities, and government buildings.

### ***Waterfront Planning Areas (WPA)***

Ward 5 includes the western bank of the Anacostia River from the Benning Road Bridge to the District/Maryland line. Included within this area are the National Park Service (NPS) Langston Golf Course, other park areas, and the USDA National Arboretum. The Anacostia Waterfront Initiative (AWI) provides planning and policy direction for these facilities.

Progress during the FY 99-02 period includes:

- Ongoing AWI coordination and planning work. Planning for future improvements, including an Arboretum Visitors Center, Riverwalk, and new golf clubhouse, has been underway since 2000.
- The Benning Road Bridge is currently under reconstruction by DDOT. The new bridge will include wide sidewalks to accommodate pedestrians and cyclists. It will also be a principal crossing for the Anacostia Riverwalk and Trail and will provide connections to Kingman Island and the planned Anacostia River Parks system.

1115.1 (c)

OP,  
DDOT,  
NPS,  
USDA

These actions are consistent with the Land Use Element objectives of promoting sensitive conservation and development of the District's waterfronts and shorelines.

*The AWI Implementation Program calls for the following actions in the Ward 5 section of the Anacostia waterfront area. The completion of these projects during the next five years is possible, but is contingent on funding:*

- *New visitor's center at the National Arboretum*
- *New clubhouse at the Langston Golf Course*
- *A "loop" of the Anacostia Riverwalk and Trail, circumventing Langston Golf Course and crossing the river at Benning Road and Maryland Avenue via a new pedestrian bridge. The new pedestrian bridge at Maryland Avenue will connect the National Arboretum to Kenilworth Aquatic Gardens on the east side of the Anacostia River.*

Action	Objectives And/or Policies	Agencies Involved
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### ***Area Plans***

#### **Ivy City/Trinidad/ Carver Terrace**

These three adjacent neighborhoods comprise most of the residential areas in the portion of Ward 5 generally bounded by New York Avenue on the north, Gallaudet University on the west, Florida Avenue and Benning Road on the south, and Mount Olivet Cemetery, and the National Arboretum on the east.

Land use progress and development over the FY 99-02 period included:

- New Carver Terrace Renovation. Major renovation of this 312-unit apartment complex is nearing completion. The project includes larger and more modern units, additional open space, and improved lighting. The apartment complex serves working persons of limited means. Completion was scheduled for early 2003.
- Carver Terrace Child Care Center. The National Child Day Care Association received \$300,000 for the conversion of an apartment building on M Street NE into a day care center. The project was recently completed.
- DC Developing Families Center and Birthing Center (801 17<sup>th</sup> St NE). This facility is a comprehensive one-stop service center for childbearing and childrearing families. It was recently completed and is now in full operation. The property was donated by Hechinger Enterprises to a consortium of service providers.
- Department of Motor Vehicles/Department of Public Works Facilities. Improvements to the facilities on West Virginia Avenue were completed.
- Trinity Baptist Church. Construction of a new sanctuary and community center was completed.
- Alexander Crummell School (Gallaudet Street). The structure was designated a historic landmark building in 2002 and options for its reuse are now being considered.
- The Dream (Okie Street NE). This new nightclub recently opened in an industrial part of the Ivy City neighborhood.
- Trinidad Recreation Center and Pool. Funding was provided to rebuild the Trinidad Center and Pool.
- Home Again Initiative. Ivy City/Trinidad has been designated one of seven target areas under the District's Home Again initiative. Vacant and abandoned properties in Home Again communities will be acquired by the city and sold to developers, who will rehabilitate the properties and sell them as affordable and market-rate housing.
- SNIP Designation. Trinidad and Ivy City have been designated as a Strategic Neighborhood Investment Plan (SNIP) area. These areas have been designated in 11 neighborhoods where improvements to city services and capital facilities will be focused during the coming years.

1104.1 (a-b)  
1104.1 (n)  
1104.1 (q)  
1119.1 (c)  
1119.1 (g)

OP,  
DHCD,  
HFA, DPR,  
DPW, DMV

The above activities have supported Land Use Element policies to conserve and maintain the District's neighborhoods. Upcoming actions, discussed below, support the Land Use Element policy of developing Small Area Plans for areas requiring more focused planning policies and implementation measures.

1104.1 (a-b)  
1104.1 (n)  
1104.1 (q)  
1119.1 (c)  
1119.1 (g)

OP,  
DHCD,  
DMPED,  
HFA, DPR,  
DPW, DMV

*The Office of Planning will be developing a Neighborhood Revitalization Plan for Ivy City/Trinidad/Carver Terrace during 2003 and*

Action	Objectives And/or Policies	Agencies Involved
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*2004. The following key issues will be considered:*

- Redevelopment opportunities for residential and commercial uses
- Homeownership and affordable housing
- Type, intensity, and design of infill development
- Development of new neighborhood-serving retail uses
- Site assembly and demolition to accommodate new uses
- Physical appearance of the area and blight remediation
- New land uses and/or zoning modifications
- Community amenities such streetscape improvements and public/open spaces
- Strategies for marketing the area to new retail users
- Partnerships with anchor institutions

*The Langston Dwellings community, a DCHA public housing complex on Benning Road, may be added to the Plan area. Work on the Plan will be coordinated with plans for the nearby H Street corridor, including Hechinger Mall, and plans for the Bladensburg Road corridor between Benning Road and New York Avenue.*

### ***Other Areas and Projects***

#### **Brentwood**

The following activities have occurred in the Brentwood neighborhood:

- Brookland Manor (2500 14<sup>th</sup> Street NE). Community Preservation & Development Corporation received \$300,000 to study the redevelopment of the Brookland Manor apartment. The project was completed in the Winter of 2001.
- Montana Terrace (1626 Montana Av NE). Montana Terrace is being renovated with Hope VI funds. Major rehabilitation of 65 apartment units is now taking place.
- Department of Motor Vehicles Customer Service Facility. This new facility has opened on Brentwood Road, a few blocks east of the Rhode Island Avenue Metro station.
- Crossroads Health Ministry. The Ministry received \$450,000 for the renovation of an existing medical clinic and the purchase of medical equipment. The project was recently completed.

1104.1 (a)  
1104.1 (h)  
1115.1 (d)  
DHCD,  
DMV

These projects have advanced Land Use Element policies of conserving and enhancing residential neighborhoods, and providing additional public facilities.

1104.1 (a)  
1104.1 (h)  
1115.1 (d)  
DHCD,  
DMV

Action	Objectives And/or Policies	Agencies Involved
<b>Edgewood Terrace</b>		
Major renovation and rehabilitation of the Edgewood Terrace Apartments, first initiated in the 1990s, has continued during the last four years. Progress includes:		
<ul style="list-style-type: none"> <li>Edgewood IV (635 Edgewood Terrace NE). 258 Multi-Family units are presently being renovated.</li> <li>Edgewood Terrace Child Development Center. The Edgewood Terrace Preservation Corporation received \$983,000 for the construction of a day care center to serve the Edgewood Terrace Apartment complex. Construction is underway on the project with completion anticipated in Spring 2003.</li> <li><i>Edgewood Terrace (611 Edgewood Terrace NE). 200 units of senior housing are planned.</i></li> </ul>	1104.1 (a) 1104.1 (h) 1115.1 (d)	DHCD
These projects have advanced Land Use Element policies of conserving and enhancing residential neighborhoods.		
<b>McMillan Sand Filtration Site</b>		
This 25-acre site in the Bloomingdale neighborhood was purchased by the District in 1987. It was placed on the D.C. Historic Register in 1991. The site is bounded by North Capitol Street, Channing Street, First Street and Michigan Avenue NE. The site is recognized as having potential for housing, community services, and retail uses.		
Recent progress includes:		
<ul style="list-style-type: none"> <li>The Office of Planning led an extensive planning and community engagement process in 2000-2001 to address approaches for revitalizing the site and preserving its historic resources. The development pattern for the site has not been resolved.</li> </ul>	1115.1 (h-i)	OP
Recent planning activities on the McMillan site are consistent with Land Use Element policies of developing new residential, commercial, and mixed use areas, and promoting the reuse of surplus District properties.		
<i>Continued planning activity is likely in the coming years, including coordination with stakeholders and residents, and the preparation of additional feasibility studies and site plans. However, high redevelopment costs and limited public funds are constraints to the short-term reuse of this site.</i>		
<b>North Capitol Street</b>		
The North Capitol Street corridor is one of the first five "Main Street" communities to be designated by the Mayor under the "ReStore DC" Initiative. This designation brings a multi-year package of grants and technical assistance to the North Capitol/ Bloomingdale area to develop and implement a community revitalization plan.	1104.1 (l) 1108.1 (c)	EOM, OP

Action	Objectives And/or Policies	Agencies Involved
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To date, the North Capitol Main Street program has:

- Completed program start-up
- Hired an executive director
- Established a steering committee and several subcommittees
- Begun an aggressive façade improvement program

These activities have advanced Land Use Element policies to improve neighborhood commercial centers, ensure access to retail services in all neighborhoods, and consolidate strip shopping zones.

## Schools

The following Ward 5 schools had major renovation or new construction in the FY 99-02 period:

- Noyes ES (1401 Brentwood Road NE). The existing school is being modernized and expanded. The project includes 51,500 square feet of programmed space with a student capacity of 360. The school is in the construction phase and occupancy is projected for the fall of 2003. The estimated cost is \$20.4 million.
- McKinley Tech HS (101 T Street NE). This project is modernizing and expanding the existing school, with an emphasis on technical arts and technology. The modernized school is programmed at 201,000 square feet with a student capacity of 800. The school is to open in the fall of 2004. Total improvement costs are estimated at \$66.9 million.

These projects support the Land Use Element policy of ensuring adequate access to educational facilities.

*The following additional schools are programmed for major renovation or new construction in FY 03-06:*

- *Brookland ES (1150 Michigan Ave, NE). This school is planned as a new building for 360 students. Program area is 54,000 square feet and costs are estimated at \$14.8 million.*
- *Slowe ES (1404 Jackson St NE). This will be a fully modernized 75,000 square foot school for 500 students in Pre K-6. Project costs are projected to be \$17.6 million.*
- *Wheatley ES (1299 Neal Street NE). The project calls for selected demolition, historic preservation, and new construction. The school is programmed at 80,100 square feet at a cost of \$18.3 million.*
- *Browne JHS (850 26<sup>th</sup> St NE). This will be a partial modernization for 500 students in grades 7-9. Program area is 85,000 square feet and project costs are planned at \$20.7 million.*
- *M.M. Washington SHS (27 O St NW). This facility is planned as a fully modernized campus for 383 students in grades 9-12. Program area is 68,940 square feet and project costs are \$16.6 million.*
- *Luke C. Moore HS (1001 Monroe Street NE). The comprehensive modernization will include a gym, cafeteria, and an auditorium. The school is programmed at 63,000 square feet at a cost of \$15.2 million.*
- *Phelps HS (704 26<sup>th</sup> Street NE). The project will modernize the existing school and provide an addition. Phelps is in the pre-*

1100.2 (a)

DCPS

Action	Objectives And/or Policies	Agencies Involved
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*design phase. A campus-wide site plan is now under consideration to develop program requirements. The estimated cost is \$29.7 million.*

## Parks

The following facilities have been upgraded during the past four years:

- Brentwood Playground. \$900,000 has been earmarked for playground improvements. The work is scheduled for completion during 2003.
- Langdon Park Community Center has been refurbished. Open space, hard tennis courts, and improved lighting have been added. The Langdon Wellness Center has also been renovated.
- New York Avenue Playground (1<sup>st</sup> and New York Avenue NE). This facility was developed by North Capitol Neighborhood Development, Inc with \$160,000 from DHCD. The project involved the removal of unsafe structures and replacement with new playground equipment. A beautification campaign including wall murals, mulching and removal of debris also was initiated. The project was completed in June 2000.
- North Michigan Park Recreation Center. A \$6.7 million building is under construction and is scheduled for completion in Spring 2003.

These projects supported the Land Use Element policy of providing adequate recreational opportunities to the District's neighborhoods.

*The following improvements are planned for FY 03-06:*

- *Turkey Thicket Recreation Center: A major renovation of the facility is planned, including enhancing the fields, installing an indoor swimming pool, and expanding the recreation center.*
- *Trinidad Rec Center and Pool: \$3.8 million has been earmarked for construction of these facilities.*
- *Metropolitan Branch Trail: Ward 5 includes the longest segment of the new Metropolitan Branch Trail, now under construction in segments between Union Station and Silver Spring. Portions of the right-of-way (ROW) in Ward 5 became available several years ago when CSX Rail abandoned some of its tracks between Union Station and Brookland. The ROW is up to 150 feet wide in places and bypasses some of the District's busiest roads. The portion on the CUA campus is complete; other segments are in the planning and design stages and may be completed during the coming years.*

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#### Other

Progress has been made at the following public or quasi-public facilities:

- DC Developing Families Center. DC Developing Families Center received \$785,000 for the renovation/conversion of an old supermarket into a medical clinic. The project was completed in Fall, 2000 and the medical clinic is now operating. This project is consistent with the Land Use Element objective of ensuring that all neighborhoods are adequately served by public facilities.

*The following additional facilities in Ward 5 are planned:*

- *Solid Waste Transfer Facility (4900 Bates Road NE). The Fort Totten Solid Waste Transfer Facility is being comprehensively upgraded into a state-of-the-art trash transfer facility to accommodate larger modern trucks, handle increased waste volumes from the private sector, and provide for citizen drop-off and recycling. Construction is to start in Spring 2003 and should be completed by Spring 2004.*
- *Mt. Olivet Road Youth Detention Center. The 3-acre site of the former Receiving Home for Children will be redeveloped with a "state-of-the-art", 104,800 square-foot secure juvenile detention facility with:*
  - *a capacity of 80-beds*
  - *related program and support facilities*
  - *a police processing center for juvenile offenders*
  - *a community services diagnostic/day-treatment center (for clients living in the community)*
  - *a community services center open for use by the neighborhood that will share access to the detention center gymnasium*
  - *associated off-street parking*

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*The new facility is being constructed to comply with the requirements of a consent decree signed in the 1980s that resulted in closure of all juvenile facilities operated by District within its jurisdiction.*